



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

June 15, 2013

Kenneth E. Barnes  
Randolph Tower City Apartments, LLC  
Randolph Tower Affordable City Apartments, LLC  
1731 North Marcey Street, Suite 200  
Chicago, Illinois 60614  
[KBarnes@Lexingtonchicago.com](mailto:KBarnes@Lexingtonchicago.com)

**Re: PROJECT CLOSEOUT**  
**Project Completion Status:** 100%  
**Project Type:** Multi-Family/TIF  
**Project Name:** Randolph Tower City Apartments  
**Project Address:** 188 West Randolph  
**General Contractor:** Linn-Mathes

Dear Mr. Barnes:

The project referenced above is subject to prevailing wage as applicable under the Davis-Bacon and other related Federal Labor Standards Acts, MBE/WBE and Local Hiring Ordinances as applicable under the Regulatory Agreement. As of the date of this letter, there are no outstanding compliance issues for this project.

This development has fulfilled the construction compliance requirements. I recommend for our division to closeout the Construction Phase. We appreciate your time and effort in the successful completion of this project.

Within 90 days of the date of this letter you are requested to inform Peter Murawski Assistant Commissioner, of Finance and Administration in writing that you have submitted all final payout requests, which includes soft costs, for processing. If Assistant Commissioner Murawski fails to receive correspondence from you, the Department of Housing and Economic Development will assume that all requests have been received and will closeout your project.

Thank you in advance for your prompt attention to this matter. If you have any questions, please feel free to contact me at (312)742-0345 or Peter Murawski at (312) 744 - 6228. We look forward to working with you on future developments.

Sincerely,

Bill Povalla  
Assistant Commissioner

cc: B. Mathes - Linn-Mathes  
C. Shiraiwa- Linn-Mathes  
B. [Griffith-sbill@linnmathes.com](mailto:Griffith-sbill@linnmathes.com)

B. Povalla  
D. Wayne  
J. Worthy  
M. Sagun

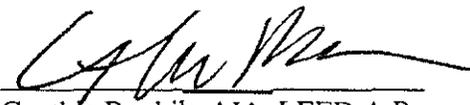
J. Bumphus  
File



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

**To:** Dinah Wayne  
TIF Administration  
Bureau of Economic Development

**From:**   
Cynthia Roubik, AIA, LEED A.P.  
Historic Preservation Division  
Bureau of Planning and Zoning

**Subject:** 188 West Randolph  
**Steuben Club**

**Date:** May 17, 2013

---

Pursuant to the Certificate of Completion requirement under Section 7.01 of the 188 West Randolph Redevelopment Agreement (RDA) between the City of Chicago and Randolph Tower City Apartments, Inc., Randolph Tower City Apartments, LLC, Randolph Tower Affordable City Apartments, LLC, Randolph Tower Master Affordable Tenant, LLC, & Randolph Tower Master Historic Tenant, LLC, the permit documents, and based upon my on-site observations, this memo is written confirmation that to the best of my knowledge, the rehabilitation work of this landmark building, is complete. Please note that my review of the rehabilitation work is separate from the National Park Service review and is limited to the visual appearance of the significant features of the landmark building, which are all exterior elevations and rooflines, and does not include review of any interior work or building code related issues monitored by other city departments.

Please call me at 312-744-3038 with any questions or comments about this project.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

# MEMORANDUM

TO: Lisa Stephens  
Financial Planning Analyst

FROM:   
Marcia Baxter  
Director of Loan Processing

DATE: July 31, 2013

SUBJECT: Compliance; TIF Project – 188 West Randolph

---

After examining the documentation provided and reviewing the income qualifications of the tenants residing in the above referenced TIF units, it has been determined all of the required **63 Affordable units** are leased to tenants who are at or below **50%** of the area median income for their respective household size.

The affordability requirements for 188 West Randolph have been met.

In addition, please be advised the submitted files for the tenants of 188 W. Randolph will be transferred to William Povalla, Assistant Commissioner of the Monitoring and Compliance Division for recertification compliance. Please inform the developer and property manager of the transfer of tenant files to our Compliance division.

Also, please provide Bill Povalla with the contact information for the property manager. Bill can be reached at (312) 742-0345.

pc: W. Povalla  
M. Sagun  
I. Morales  
K. Breems

# Certificate of Occupancy

**DATE:** 12/13/2012

**CITY OF CHICAGO**

**Rahm Emanuel, Mayor**



DEPARTMENT BUILDINGS  
OFFICE OF THE BUILDING COMMISSIONER  
Michael Merchant

**COMMON ADDRESS OF PREMISES:**  
188 W RANDOLPH ST  
CHICAGO, IL 60601-

**DESCRIPTION OF WORK: RENOVATION & REHAB OF EXISTING 45 STORY BUILDING WITH 307 DWELLING UNITS. NEW MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION AS PER PLANS PER APPROVED PLANS 100238556.  
SEE REVISION PERMIT #100428698 TO INCREASE NUMBER OF DWELLING UNITS TO 313..**

**NUMBER OF DWELLING UNITS:** 307

**NUMBER OF PAVED PARKING SPACES:**

THE CITY OF CHICAGO HEREBY CERTIFIES THAT AS OF THE ABOVE REFERENCED DATE ALL CONSTRUCTION AND OTHER WORK HAVING BEEN COMPLETE IN ACCORDANCE WITH APPROVED PLANS AND ALLOWED BY PERMIT # 100366677 ISSUED ON 10/29/2010 3:42:00PM CONFORMS TO THE GENERAL, SPECIFIC, AND STRUCTURAL REQUIREMENTS OF THE APPLICABLE PROVISIONS OF THE MUNICIPAL CODE OF THE CITY OF CHICAGO, PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING, STRUCTURE, OR INDICATED PORTION THEREOF CONSISTENT WITH THE PROVISIONS OF TITLE 13, SECTIONS 36-040 AND 050 (BUILDING CODE) AND TITLE 17, SECTION 11.6 (ZONING ORDINANCE) OF THE MUNICIPAL CODE. THIS CERTIFICATE SHALL BE DISPLAYED IN A CONSPICUOUS LOCATION OF THE BUILDING OR PORTION THEREOF TO BE OCCUPIED OR USED

A handwritten signature in black ink that reads "Michael Merchant".

Michael Merchant  
Commissioner  
Department of Buildings